

DISTRICT ADVISORY BOARD MINUTES - AMENDED DISTRICT I

April 1, 2002

7:00 p.m.

Atwater Community Center, 2755 E. 19th

Members Present

Council Member Brewer
Treatha Brown Foster
David Franks*
Carrie Jones Williams
Lori Lawrence
Debby Moore
Sharon Myers*
Celina Porter Robinson
Steve Roberts*
James Thompson
Marcia Traylor
Lois Tully-Gerber
Ken Woodard

Members Absent

Willard Walker
Kenneth Hemmen

Guest List

Gertrude Jamison, 2402 North Minnesota
Dorothy Nave , 1802 Looman
Karen Ware, 6781 Bromley Circle
Ruth Depew, 6844 Ayesbury Circle
JoAnn Scott, 3150 S. Millwood
Willie Burton, 2356 North Poplar
Thomas Smith, Jr., 2425 North Yale
Lillian Blackwell, 1625 Minnesota
James Wells, 2720 North Spruce
James Myers, 2449 North Grove
Reggie King, 2105 North Ash
Stephen Mundine, 6926 East 35th St. North
Gary Hassenflu, 7301 Mission Rd, Prairie Village, KS
Prairie Village, KS 66208
James Barfield, 2131 N Edgemoor
Carl Ligon, 1736 Northeast Parkway
Kent Sisson, 210 N St. Francis

Staff Present

Mike Lindebak, Public Works
Officer Johnny Parker, WPD, Patrol North
Officer Brian Roets, WPD, Patrol South
Cathy Holdeman, City Manager's Office
Heidi Farmer-Drew, Neighborhood Assistant

*Denotes District Advisory Board Alternates

ORDER OF BUSINESS

Call to Order

Council Member Brewer called the meeting to order at 7:05 p.m.

Approval of Minutes

Motion to approve March 2002, DAB I minutes as submitted, **Porter Robinson (Brown Foster)**, motion carried (8-0).

Approval of Agenda

DAB member **Marcia Traylor** asked to speak on the Public Agenda regarding signage. **Dorothy Nave** and **James Myers** also asked to speak on the public agenda. **Council Member Brewer (Jones Williams)** made a motion to approve the amended agenda. Motion carried unanimously.

Public Agenda

1. Scheduled items

1a. Gary Hassenflu – St. Francis Project, is proposing a tax credit project in the building located just south of Eton Place. The building is one block south of Douglas, on St. Francis. **Hassenflu** is proposing a redevelopment at William and St. Francis into a multi-family apartment building. Housing guidelines require that requests for a tax assistance credit on development projects receive recommendation from the DAB; therefore requesting recommendation from DAB I to proceed with the project; since eighty percent of the units will be slated for low income renters and twenty percent of the units would rent at market rate.

Council Member Brewer asked Hassenflu if any designs had been completed on the proposed project. Hassenflu stated that a floor plan may be completed, but would be in the possession of the project architect, Wes Darnell. **Hassenflu** also stated that the building was a four-story building with interior hallways, elevator and stairwells with handicapped accessibility. The building also has a basement, which would house the exercise room, storage and the leasing office. **Jones Williams** commented that the request seemed to be an inconsistent use as to how Old Town was supposed to be developed. **Franks** asked if the building was on the Historic Register and asked about parking availability. **Hassenflu** stated that the building was not currently listed on the Historical register, but that it was in the process of being added.

Other concerns discussed by the DAB include 1) Adequate parking; 2) Target market for rentals; and 3) Apartment units being specifically designed for use by handicapped individuals

Hassenflu responded 1) Parking is not included in current plan, however no fixed number of spaces is required by CDBG grant.; 2) Potential residents must show proof of employment.; and 3) Two units will be designed to be wheelchair accessible; two units will be set aside for hearing/visually impaired persons.

Hassenflu also stated that construction was about six months away, and asked the DAB members to recommend support of the application for this project.

Tully Gerber (Thompson) moved to recommend support of the application. **Moore (Jones Williams)** made a friendly amendment stating that the DAB recommend support providing that the ratio of residents remain the same, even if the project changes (eighty percent low income units to twenty percent market rate units). Amendment passed (8-1). Motion to recommend support passed (9-0)

2. Off-agenda items

2a. Marcia Traylor, discussed the issue of signage at I-135 and 21st Street. The current signage says the street is closed to through traffic. The option chosen by the DAB last year stated it would include signage that stated businesses are open; not clearly marked.

2b. Dorothy Nave, Vice President of the Northeast Millair Neighborhood Association, submitted a written statement outlining the need for concrete and street repairs in the area (see attached).

2. Off-agenda items (continued)

- 2c. James Myers**, Matlock Heights Neighborhood Association, stated that Grove Street was supposed to be repaired four years ago from 21st to 27th Street; this street is still in need of repair. **Myers** asked the Council Member to look into this matter.

Public Works

3. Street Paving Petition at Chautauqua, between 26th and 27th

Mike Lindebak, City Engineer, was present to provide information regarding this case. Estimated assessments are fifty-five cents per square foot. Actual cost is still to be determined. Residents notified may pay assessments with in thirty days or use bonds to finance. **Lindebak** also stated that four property owners had signed a petition in favor of the street paving, which included Saint Andrew Baptist Church. **Reverend David Chaney**, property owner for Saint Andrew Baptist Church, stated that he was not in favor of the street paving and had not signed anything. **Joann Scott**, New Philadelphia Church of God in Christ, stated that New Philadelphia Church of God in Christ owned seven lots on the block and would be in favor of the paving project.

In light of the new information and confusion with Saint Andrew Baptist Church, **Lindebak** asked that the petition be deferred to be re-presented at a later time. **Council Member Brewer (Brown Foster)** moved to defer the paving petition. Motion carried unanimously.

Staff Reports

4. Alternative Correctional Housing – Re-integration of Offenders

Cathy Holdeman gave an overview of the background discussion paper that had been distributed prior to the meeting. **Holdeman** asked DAB members to provide comments to the Alternative Correctional Housing Board regarding the proposed changes listed in the discussion paper, option three. Key points in the discussion paper focused on 1) Security Plan; 2) Facility operations with work, Wichita Police Department, and citizens; 3) Enhancing Community Policing – more dialogue between facilities and officers.; 4) Kansas Department of Commerce providing list of offenders.; and 5) Neighborhood Businesses be informed of offender population. **Kent Sission**, Kansas Department of Corrections and Alternative Correctional Housing Board member was also present to answer questions.

Staff Reports (continued)

After a lengthy discussion DAB members and the public gave the following input: 1) Best to keep sex offenders at the Alternative correctional facilities versus individual residences; more efficient way to keep track of offenders since ratio of offenders to officers is approximately thirty-five offenders to seven officers. 2) Important to educate residents as to how facilities are run.; 3) Proposed regulations acceptable.

Additional information shared with the public included: 1) Facilities staffed twenty-four hours a day, seven days a week (so residents are monitored).; 2) None of the seven current locations meet the 1200 foot requirements-grandfathered in; any new facilities built within the city limits will have to meet all requirements.; 3) Facilities may limit a percentage of total populations to just sex offenders and 4) Ordinance changed with Day Reporting ordinance-Alternative correctional housing allowed an extension to get public input; option number three keeps offenders in same facilities, enhancing supervision.

Jones Williams (Tully Gerber) moved to recommend approval/support of option three with the stipulation that the word “could” (listed throughout the discussion paper) be changed to would, shall or will-so that items will be carried out. Motion carried unanimously (9-0).

5. Neighborhood Matching Grant Program

Council Member Brewer explained that each DAB will received \$25,000 for the year to award as they see fit; DAB or selection committee. The application process is the same as it has been in the past. Criteria will be reviewed for completeness prior to going to the DAB or selection committee. Council Member Brewer stated that this was an opportunity for the DABs to be responsive and have input as to how money in the District was spent.

Several suggestions were made as to the grant review committee set-up, which include: 1) Set-up committee to do research, not make final decision (three to four people to evaluate the request); 2) Have the committee comprised of half the DAB members and make recommendation to the full DAB for review.; 3) Give applications to another District’s DAB to make the decision to fund/approve application-this would keep DAB members from being biased.; and 4) All DAB members need to see all applications.

Council Member Brewer confirmed that by consensus, the DAB members wanted a committee to review the application and bring back to the full DAB to vote on the application. Franks commented that it might be easier to review applications if a deadline were put in place.

Council Member Brewer (Traylor) moved to defer this matter to the next DAB meeting.

Unfinished Business – No items submitted

Planning Cases - No items submitted

New Business - No items submitted

Board Agenda – No items submitted

General Comments/Announcements

Council Member Brewer

- Reminding everyone about the monthly breakfast at Spears (first Saturday of the month, 8:00 am)
- Will be spending the day with a city inspector to look at homes within the district- will be taking an aggressive approach on cleaning-up neighborhoods.
 - Send any specific concerns/lists (addresses) to Council Member Brewer

Treatha Brown Foster

- Passed out flyers for Health Fair, April 27th

Carrie Jones Williams

- Zone change voted on for at the Pops Laundry Matt location – nothing done
 - No construction started
 - Vehicles still being parked in front of business
 - Property still not being maintained
 - Violating conditions of Zone change
- Council Member Brewer requested the Neighborhood Assistant contact OCI for follow-up

Lori Lawrence

- Passed out Flyers form WIN regarding the Youth Job Fairs

Lois Tully Gerber

- Commended Treatha Brown Foster for appearing in the newspaper - neighborhoods

Being no further business, **Council Member Brewer** adjourned the meeting at 9:05 p.m.

Respectfully Submitted By,

Heidi Farmer-Drew
Neighborhood Assistant,
Council District I

Northeast Millair Neighborhood Association Statement at DAB I April 1, 2002 Meeting

Read and submitted By: Dorothy Nave

Good evening,

Council Member Brewer, Ladies and gentleman of the Advisory Board, my name is Dorothy Nave. I live at 1802 Looman and I am the Vice President of the Northeast Millair Neighborhood Association. It has come to our neighborhood's attention that on the street maintenance projects throughout the district there are several concrete repairs that need to be done in our neighborhood that are not on the list.

Since our neighborhood is the first one that people see when they come off I-135 to 21st Street North, we want it to look nice and be in good repair.

Since 21st Street North is closed until November 2002, we would like to see Kansas and our other main streets brought up to standard. Kansas is all cracked all the way from 21st Street to 25th Street North. North of Looman on Kansas there are several large holes where the concrete is broken up badly. 25th and Minnesota needs work, 25th and Madison, west side, and 26th and Madison intersection needs repairs. There's a hole in the middle of the street at 2701 Spruce, Piatt and Minnesota both have cracked places that need repairs.

We are aggressively revitalizing our neighborhood and we would love to see our roads repaired to look nice.

Thank you very much.